

NO TRANSFER
TAX PAID

DEED
10165

GANO ASSOCIATES, INC., a Rhode Island corporation, having an office at 123 Dyer Street, Providence, RI, grants to WATERVILLE INDUSTRIES, INC., a Rhode Island corporation having an office at 150 Lavan Street, Warwick, RI, with Quitclaim Covenants, the land, with the buildings thereon, located in Waterville, County of Kennebec, State of Maine, and being the property more particularly described in EXHIBIT A attached hereto and made a part hereof by reference.

For source of title of this grantor, see deed from FINANCE AUTHORITY OF MAINE dated November 15, 1983, recorded in the Kennebec County Registry of Deeds in Book 2631, Page 51.

ALSO hereby conveying all rights, easements, privileges and appurtenances belonging to the premises hereinabove described.

The purpose of this conveyance is to reflect the change of name of GANO ASSOCIATES, INC. to WATERVILLE INDUSTRIES, INC. and, therefore, no documentary stamps are required.

IN WITNESS WHEREOF, the said GANO ASSOCIATES, INC. has caused its corporate name to be signed and its corporate seal affixed hereto by GUIDO R. SALVADORE, its Vice President hereunto duly authorized, all as of the 28th day of May, 1986.



GANO ASSOCIATES, INC.

By Guido R. Salvatore
Guido R. Salvatore
Vice President

STATE OF RHODE ISLAND
PROVIDENCE, SC.

Personally appeared the above-named Guido R. Salvatore, Vice President of said GANO ASSOCIATES, INC., and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said GANO ASSOCIATES, INC.

Before me,

Dona Doll
Notary Public
Dona Doll



EXHIBIT A

Certain lots or parcels of land situate on both sides of the Sidney Road, so called, in the City of Waterville, County of Kennebec, State of Maine, bounded and described as follows:

Parcel One

Commencing at an iron pipe on the easterly side of the Sidney Road and in the southerly town line of the City of Waterville and the northerly town line of the Town of Sidney; thence running N 25° 0' along the easterly line of the Sidney Road three hundred four and four tenths (304.4) feet to another iron pipe; thence running N 28° 33' E along the easterly line of the Sidney Road two hundred thirty-five (235.0) feet to another iron pipe; thence running N 28° 46' E along the easterly line of the Sidney Road eight hundred thirteen and two tenths (813.2) feet to an iron pipe marking the southwesterly corner of land owned or occupied by T. H. Brown; thence running S 60° 0' E along the southerly line of T. H. Brown and the southerly line of Bernard Trafton nine hundred ninety-one and eight tenths (991.8) feet to an iron pipe; thence continuing in the same course eighty (80) feet, more or less, to the westerly shore of the Kennebec River; thence running in a southerly direction along the westerly shore of the Kennebec River to the northerly town line of the Town of Sidney and the northeasterly corner of land owned or occupied by Lee and Malvina Sherrard; thence running in a westerly direction along the northerly line of the Town of Sidney and said property of Sherrard to a gray marker with the date "1825"; thence continuing N 58° 52' W along the town line of Sidney and said property of Sherrard one thousand seventeen and seven tenths (1,017.7) feet to the easterly line of the Sidney Road and the point of beginning.

The southerly three hundred four and four tenths (304.4) feet is subject to the reservation and exception that the property will be restricted for a distance of two hundred (200) feet easterly of the east line of the Sidney Road, which restriction will run with the land and the restriction being that no buildings shall be erected within such restricted area, being the same restriction included in deed from Malvina Sherrard to Thomas Weeks dated July 15, 1969 and recorded in Kennebec Registry of Deeds Book 1488, Page 872.

Excepting and reserving the easement conveyed to Kennebec Water District by instrument dated April 2, 1970 and recorded in Kennebec Registry of Deeds, Book 1517, Page 90 to lay, maintain, replace and repair water pipe and appurtenances thereto through, over, along and under the following parcel and the restriction contained in said instrument against buildings and other structures upon the following parcel:

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Beginning at an iron pipe set in the ground in the easterly line of the Sidney Road, which iron pipe is three hundred (300) feet, more or less, northerly of the Waterville-Sidney town line; thence easterly in a line parallel with said town line one thousand fifty-nine (1,059) feet, more or less, to the Kennebec River; thence southerly along the Kennebec River Twenty (20) feet; thence westerly in a line parallel with said town line to the easterly line of the Sidney Road; thence northerly in the easterly line of the Sidney Road twenty (20) feet to the point of beginning.

Parcel Two

Commencing at an iron pipe on the westerly line of the Sidney Road at the northeasterly corner of land of Lucille T. Derocher at a point approximately five hundred thirty-nine (539) feet north of the Sidney town line; thence running N 60° 45' W two hundred (200) feet along the northerly line of said Derocher to another iron pipe; thence running S 28° 33' W two hundred thirty-five (235) feet to an iron pipe in the southwesterly corner of said Derocher and the northerly line of property owned or occupied by Lee and Malvina Sherrard; thence N 60° 45' W along the northerly line of said Sherrard three thousand six hundred seventy-four and seven tenths (3,674.7) feet to an iron pipe in the easterly line of land of Victor Curtis; thence N 25° 56' E along the easterly line of Victor Curtis one thousand one hundred twelve and two tenths (1,112.2) feet to the southerly line of the Trafton Road at or near an iron pipe; thence running S 59° 49' E along the southerly line of the Trafton Road three thousand nine hundred twenty-nine and four tenths (3,929.4) feet to the westerly line of the Sidney Road at or near an iron pipe; thence S 28° 46' W eight hundred eleven and eight tenths (811.8) feet along the westerly line of the Sidney Road to the northeasterly corner of Lucille Derocher and the point of beginning.

Excepting and reserving from Parcel Two the right to take water from an existing well and the right to maintain pipes from the well to the house excepted and reserved in the deed of Lucille T. Derocher to Thomas N. Weeks dated May 8, 1969 and recorded in Kennebec Registry of Deeds Book 1498, Page 862. Said rights to the well are to terminate at such time as public water shall be available. Also reserving the right to maintain the existing septic tank drain field as reserved in said deed of Derocher.

Subject also to the covenant to erect and maintain in good repair a suitable fence on the north, west and south boundaries of the land of Derocher as described in the above-mentioned deed of Derocher.

For source of title to parcels one and two, the northerly portion of both parcels was conveyed to Wyandotte Industries Corporation by the following deeds:

1. Deed from Gordon Costley dated May 21, 1969, recorded Kennebec Registry of Deeds Book 1498, Page 849

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2. Deed from Albert G. Costley dated May 23, 1969 recorded Kennebec Registry of Deeds Book 1498, Page 857
3. Deed from George A. Costley dated May 23, 1969 recorded Kennebec Registry of Deeds Book 1498, Page 851
4. Deed from Olive Schnell dated May 22, 1969 and recorded in Kennebec Registry of Deeds Book 1498, Page 853
5. See also deed from Evelyn Pomeroy to Gordon L. Costley dated December 13, 1968 and recorded in Kennebec Registry of Deeds Book 1498, Page 855

The central portion of Parcel One and the southeasterly portion of Parcel Two were conveyed by Lucille T. Derocher to Thomas N. Weeks by deed dated May 8, 1969 and recorded in Kennebec Registry of Deeds Book 1498, Page 862 and by said Thomas N. Weeks to Wyandotte Industries Corporation by deed dated July 15, 1969 and recorded in Kennebec Registry of Deeds Book 1498, Page 860.

The southerly portion of Parcel One was conveyed by Malvina Sherrard to Thomas Weeks by deed dated July 15, 1969 and recorded in Kennebec Registry of Deeds Book 1498, Page 872. The southwesterly portion of Parcel Two was conveyed to Thomas Weeks by deed of Lee H. Sherrard dated May 13, 1969 and recorded in Kennebec Registry of Deeds Book 1498, Page 870 and by deed of Malvina Sherrard dated May 13, 1969 and recorded in Kennebec Registry of Deeds Book 1498, Page 471. All Sherrard parcels were conveyed by Thomas N. Weeks to Wyandotte Industries Corporation by deed dated July 15, 1969 and recorded in Kennebec Registry of Deeds Book 1498, Page 867.

The above parcels are described on plan entitled "Survey of Property to be purchased by Wyandotte Industries Corp., Waterville, Maine by Robert S. Smith, dated June, 1969", and recorded on June 26, 1970 in Kennebec Registry of Deeds, Plan Book 39, Pages 44 and 45.

Parcel Three

Beginning on the northerly line of Parcel One above at the southeasterly corner of land of Theodore and Jean Brown; thence running N 29° 30' E along the easterly line of Brown 197.5 feet to a point at or near the southerly side of the gravel pit road; thence running S 55° E 199.1 feet to a point at or near the southerly side of said gravel pit road; thence running S 46° 15' E 125.0 feet to a point at or near the southerly side of said road; thence running S 15° 30' E 44.5 feet to a point at or near the southwest side of said road; thence running S 7° 45' W 70.2 feet to a point at or near the westerly side of said road; thence running S 14° E 65.25 feet to the northerly line of said Parcel One; thence running in a westerly direction along the northerly line of Parcel One 417.2 feet to the point of beginning.

Being the same premises conveyed to First Hartford Corporation by Bernard Trafton and Priscilla Trafton by deed dated August 23, 1970 and recorded in Kennebec Registry of Deeds, Book 1595, Page 377.

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1. Slope easement, drainage easement and grading rights conveyed by First Hartford Corporation to the State of Maine by instrument dated March 5, 1974, and recorded in said Registry of Deeds, Book 1711, Page 17.
2. Flowage easement, if applicable, over Parcel Three of the described premises conveyed by Bernard Trafton, et al. to the State of Maine by instrument dated May 19, 1970, and recorded with said Deeds, in Book 1531, Page 112.
3. Possible rights in well on Parcel Three of the premises described in Schedule A above in favor of owner of abutting parcel, now or formerly owned by Theodore Brown and Jeanne Brown.
4. Restriction contained in deed of Malvina Sherrard dated July 15, 1969, and recorded in the Kennebec County Registry of Deeds in Book 1498, Page 872.
5. Easement granted to Kennebec Water District by instrument dated April 2, 1970, and recorded in said Registry in Book 1517, Page 90.
6. Reservations, exceptions, rights, covenants and conditions contained in deed Lucille T. DeRocher dated May 3, 1969, and recorded in the Kennebec County Registry of Deeds in Book 1498, Page 862.
7. Building set back restriction contained in deed of Thomas N. Weeks dated July 15, 1969, and recorded in the Kennebec County Registry of Deeds in Book 1498, Page 867.

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